



NORTH VANCOUVER
DISTRICT

Multi-family Tenant Assistance HOUSING – Part 6

March 7, 2016

Purpose

To seek direction regarding development of a Council policy to assist multi-family tenants displaced by new development

Key Principles for New Policy

- Provide appropriate measures to assist displaced tenants
- Establish clarity for policy implementation
- Ensure compensation is for tenants on-site at time of development application
- Limit application to rezoning of purpose built rental building sites
- Provide a degree of flexibility in its implementation to account for the scale of redevelopment proposed

Provincial Protection

The Residential Tenancy Act (RTA) provides:

- 2 months Notice to Vacate
- 1 month free rent
- Requires all permits and approvals to be in place before serving notice
- Permits tenants to leave with 10 days notice

What Other Municipalities Do.....

Review of Vancouver, Burnaby, New Westminster, Coquitlam and City of North Van found:

- RTA notice + compensation provisions were inadequate
- 3 distinct policy approaches developed:
 - RTA (plus)
 - Adopted Council policy
 - Adopted Council policy with specific requirements

What Others Do..... continued

- Additional features now include:
 - Extended notice periods
 - Additional rent compensation
 - Supports to assist in moving
 - Provision of relocation co-ordinator

Proposed Framework for DNV

- Condition of Rezoning?
 - *Recommend for rezoning applications*
- Affordability
 - *Recommend 2 additional months of rent (3 in total)*
- Notice to Vacate
 - *Recommend 2 to 6 months notice*
- Monetary Compensation
 - *Consider bonus for long term tenants & moving assistance*
- Relocation Assistance
 - *Provided by the developer to find alternative suitable and affordable units for tenant*

Recommendation

That the Committee of Council provide direction to staff regarding the development of measures to assist multi-family residential tenants displaced by new development applications.



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